

APPLICATION # A-2022-0319
WARD 5

DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an **amended** application for minor variance has been made by **13172589 CANADA INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 7, Concession 4 W.H.S municipally known as **9224 CREDITVIEW ROAD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) for construction of a new single detached dwelling in conjunction with the proposed severed lot under Consent Application B-2022-0013:

1. To permit a minimum lot width of 20.3 metres whereas the by-law requires a minimum lot width of 45.0 metres;
2. To permit a front yard depth of 4.50 metres whereas the by-law requires a minimum front yard depth of 12.0 metres;
3. To permit a side yard depth of 2.0 metres whereas the by-law requires a minimum side yard depth of 7.5 metres;
4. To permit a rear yard depth of 7.50 metres whereas the by-law requires a minimum rear yard depth of 15.0 metres;
5. To permit a minimum lot area of 0.07 hectares whereas the by-law requires a minimum lot area of 0.4 hectares.

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: YES

File Number: _____
File Number: B-2022-0013

The Committee of Adjustment has appointed **TUESDAY, December 6, 2022 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the public.

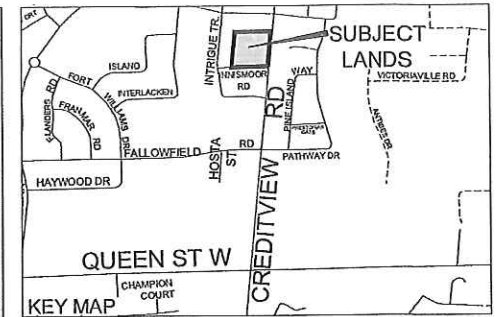
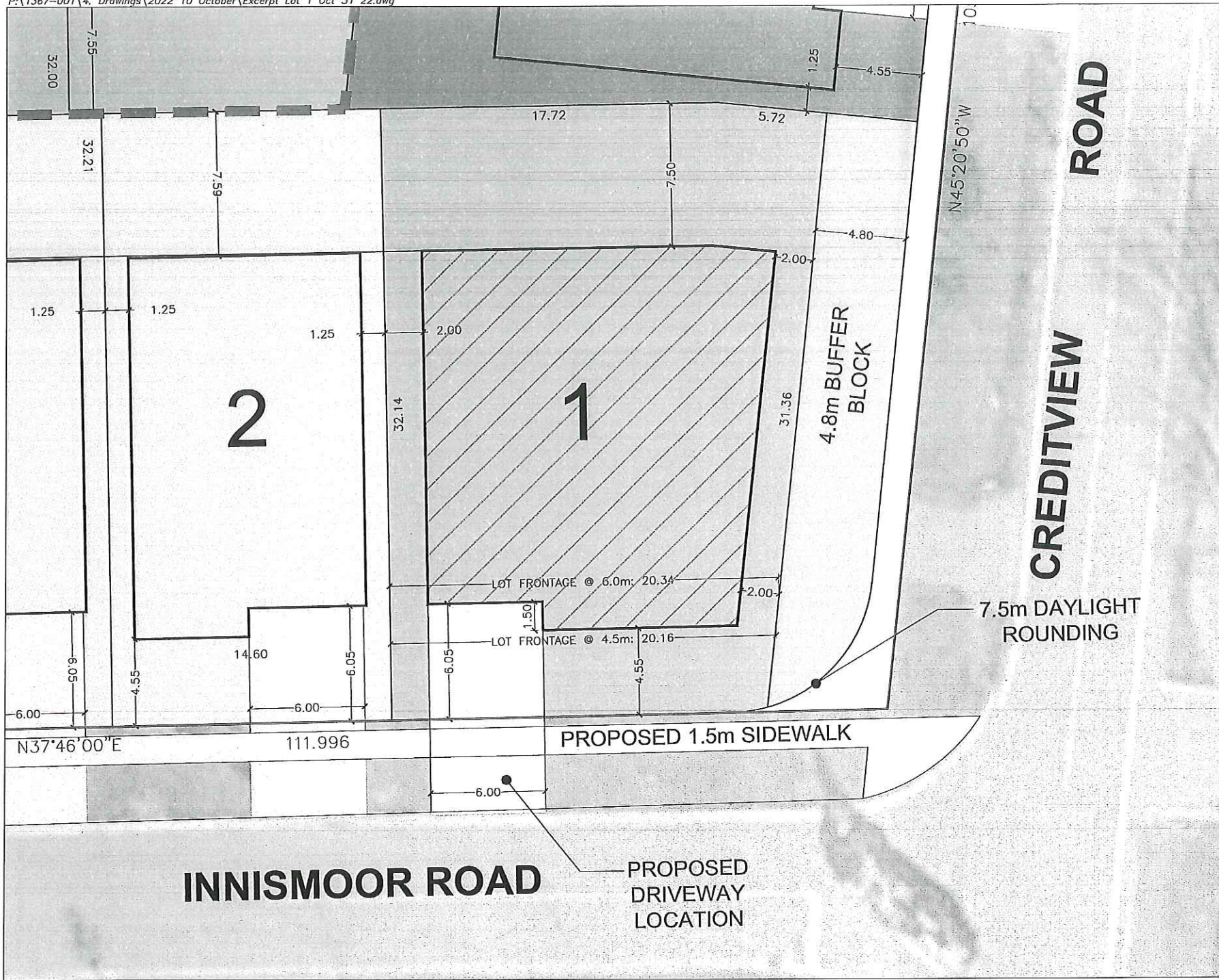
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 17th Day of November, 2022

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:


Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



**DEVELOPMENT CONCEPT PLAN
MR. TEJINDER SINGH
(EXCERPT - LOT 1)**

9224 & 9230 CREDITVIEW ROAD
PART OF LOT 7,
CONCESSION 4, W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

AREA OF LOT 1 - 689.4m²

 PROPOSED BUILDING ENVELOPE
LOT 1

*PRELIMINARY DEVELOPMENT
CONCEPT PLAN FOR
DISCUSSION PURPOSES ONLY*



SCALE 1:200
OCTOBER 31, 2022

GSAI
Glen Schnarr & Associates Inc.

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **December 6, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, December 1, 2022.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, December 1, 2022.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, December 1, 2022.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, December 1, 2022.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

November 2, 2022

GSAI File: 1367-001

City of Brampton
Committee of Adjustment
2 Wellington Street
Brampton, ON
L5B 3C1

Attention: **Jeanie Myers**
Secretary-Treasurer, Committee of Adjustment

Re: **Consent Application B-2022-0013 and**
 Minor Variance Application A-2022-0319
 9224 Creditview Road
 Part of Lot 7, Concession 4 WHS
 13172589 Canada Inc. (c/o Tejinder Singh)
 Related files: OZS-2022-001
 City of Brampton, Regional Municipality of Peel

Glen Schnarr & Associates Inc. (GSAI) would like to formally submit this **amendment** to our previous Consent and Minor Variance applications to the Committee of Adjustment with regard to the lands municipally addressed as 9224 Creditview Road (hereafter the 'Subject Property') on behalf of our client, 13172589 Canada Inc. (c/o Tejinder Singh). Our applications have been deferred by the Committee of Adjustment during the October 25th, 2022 hearing, to the December 6th, 2022 hearing.

Our original Consent sketch for application B-2022-0013 has been amended to remove the buffer block located at the southeast corner of the Subject Property from the Consent Sketch. This decision was concluded based on a conversation with Francois Hemon-Morneau from Development Services regarding concerns related to the daylight triangle, road widening, and noise barriers within the proposed Buffer Block. We will address these issues through the Draft Plan of Subdivision and Zoning By-law Amendment Application currently being processed by the City under the City File Number OZS-2022-0013.

Amendments to our Minor Variance application (A-2022-0319), also deferred during the October 25th hearing, are required due to changes in the corresponding consent application noted above.

The minor variances sought for the severed lot are now as follows:

1. (REVISED) To permit a minimum lot width of 20.3 metres (measured at 6 metres back from front lot line), whereas the by-law requires a minimum lot width of 45.0 metres;
2. (REVISED) To permit a minimum front yard depth of 4.50 metres, whereas the by-law requires a minimum front yard depth of 12.0 metres;
3. (UNCHANGED) To permit a minimum side yard depth of 2.0 metres, whereas the by-law requires a minimum side yard depth of 7.5 metres;
4. (REVISED) To permit a minimum rear yard depth of 7.5 metres whereas the by-law requires a minimum rear yard depth of 15.0 metres. Please note this variance has been revised to be consistent with the proposed zoning on the balance of the Draft Plan; and,
5. (REVISED) To permit a minimum lot area of 0.07 hectares whereas the by-law requires a minimum lot area of 0.40 hectares.

Please find attached the following documents in support of our amended applications:

- Revised Consent application forms (pages 2 and 3 revised) dated October 26, 2022;
- Revised Consent Sketch prepared by Glen Schnarr & Associates Inc., dated October 31, 2022;
- Revised Minor Variance application forms (pages 2 and 3 revised) dated November 1, 2022;
- Revised Lot 1 Citing Plan prepared by Glen Schnarr & Associates Inc., dated October 31, 2022; and,
- Revised Development Concept Plan prepared by Glen Schnarr & Associates Inc., dated November 1, 2022.

We trust that this letter is sufficient for amending our applications and to be placed on the December 6th 2022 hearing. Please do not hesitate to contact the undersigned at 416-459-2424 or colinc@gsai.ca if you have any questions.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Colin Chung MCIP, RPP
Managing Partner

FILE NUMBER: A-2022-0319
Amended Page 1

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1.

Name of Owner(s)

13172589 Canada Inc. (c/o Tejinder Singh)

Address

9224 Creditview Rd. Brampton, Ontario. L6X 0W9

Phone #

tejinder@rogers.com

Fax #

Email

2.

Name of Agent

Glen Schnarr & Associates Inc. (c/o Colin Chung)

Address

700-10 Kingsbridge Garden Circle, Mississauga, ON L5R 3K6

Phone #

416-459-2424

Fax #

Email

colinc@gsai.ca

3.

Nature and extent of relief applied for (variances requested):

Minimum Lot width of 20.3 metres is proposed at 6 metres from the front lot line (45 metres is required)

Minimum front yard depth of 4.50 metres is proposed (12 metres is required)

Minimum side yard depth of 2.00 metres is proposed (7.5 metres is required)

Minimum rear yard depth of 7.50 metres is proposed (15 meters is required)

Minimum Lot Area of 0.07 Hectares is proposed (0.4 hectares is required)

4.

Why is it not possible to comply with the provisions of the by-law?

The severed lot triggers zoning variance for the Agricultural zone since the size of the severed lot is not typical of agricultural farm properties.

5.

Legal Description of the subject land:

Lot Number 7

Plan Number/Concession Number

43R-30530 Concession No. 4

Municipal Address

9224 Creditview Road

6.

Dimension of subject land (in metric units)

Frontage

20.34 metres (at 6 metres back)

Depth

31.36 metres- 32.14 metres

Area

0.07 ha (0.17 ac)

7.

Access to the subject land is by:

Provincial Highway

Municipal Road Maintained All Year

Private Right-of-Way

Seasonal Road

Other Public Road

Water

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

There is an existing one-storey residential detached dwelling which is approximately 2100 square feet on the Lands to be retained which will not be demolished at this time.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

one (1) two-storey single detached dwelling approximately 18.51 metres wide, by 18.30 meters in length. Please see the attached Lot 1 citing plan for further details.

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

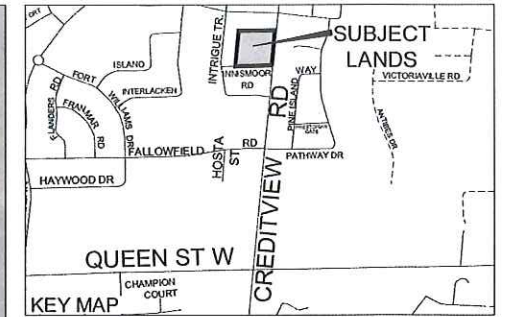
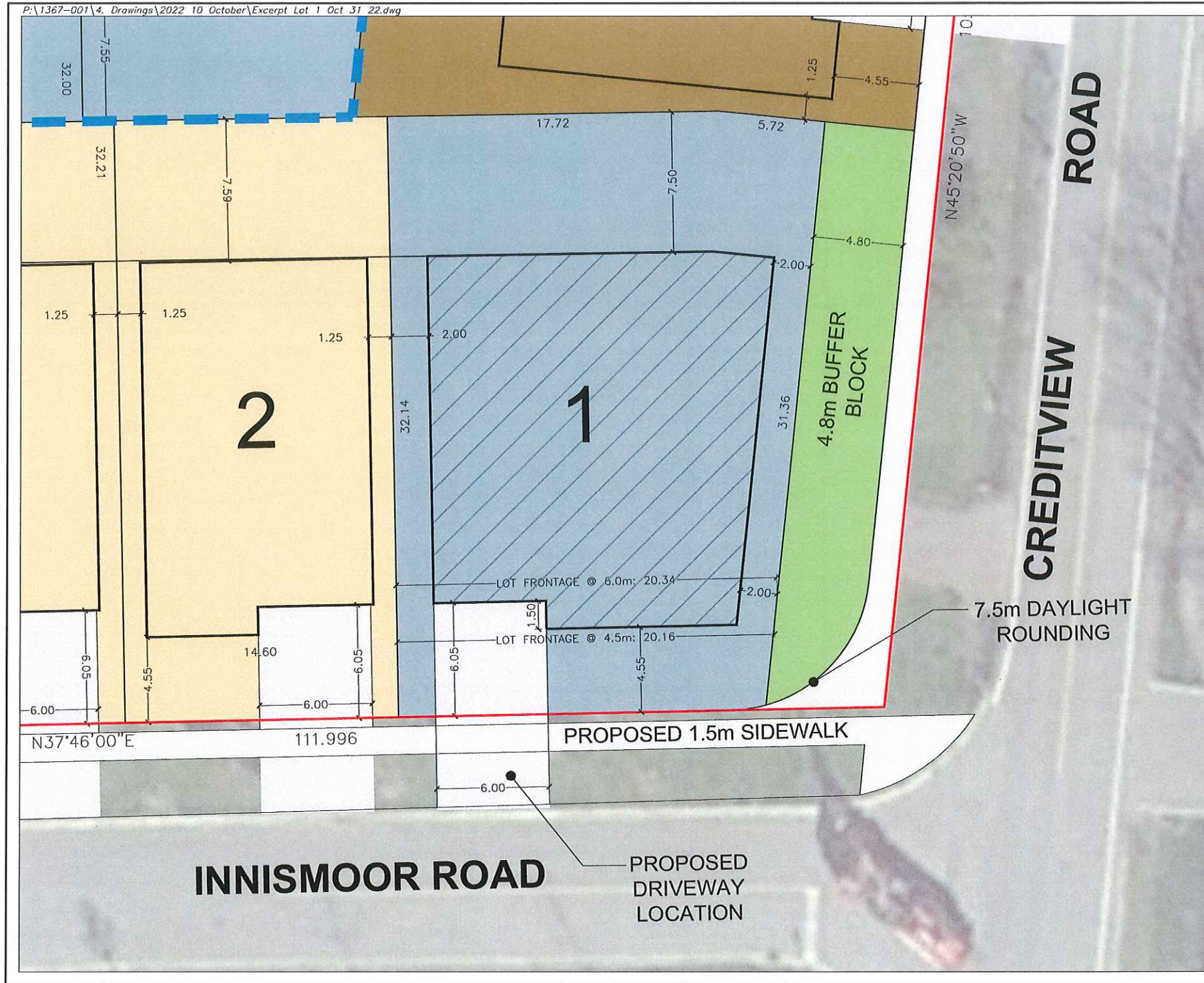
EXISTING

| | |
|--------------------|-----|
| Front yard setback | N/A |
| Rear yard setback | N/A |
| Side yard setback | N/A |
| Side yard setback | N/A |

PROPOSED

| | |
|--------------------|-------------|
| Front yard setback | 4.50 metres |
| Rear yard setback | 7.50 metres |
| Side yard setback | 2.00 metres |
| Side yard setback | 2.00 metres |


10. Date of Acquisition of subject land: August 4, 2021
11. Existing uses of subject property: residential
12. Proposed uses of subject property: residential
13. Existing uses of abutting properties: residential
14. Date of construction of all buildings & structures on subject land: Unknown
15. Length of time the existing uses of the subject property have been continued: Unknown
16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐



**DEVELOPMENT CONCEPT PLAN
MR. TEJINDER SINGH
(EXCERPT - LOT 1)**

9224 & 9230 CREDITVIEW ROAD
PART OF LOT 7,
CONCESSION 4, W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

AREA OF LOT 1 - 689.4m²

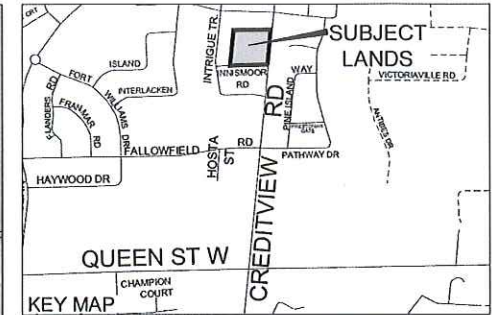
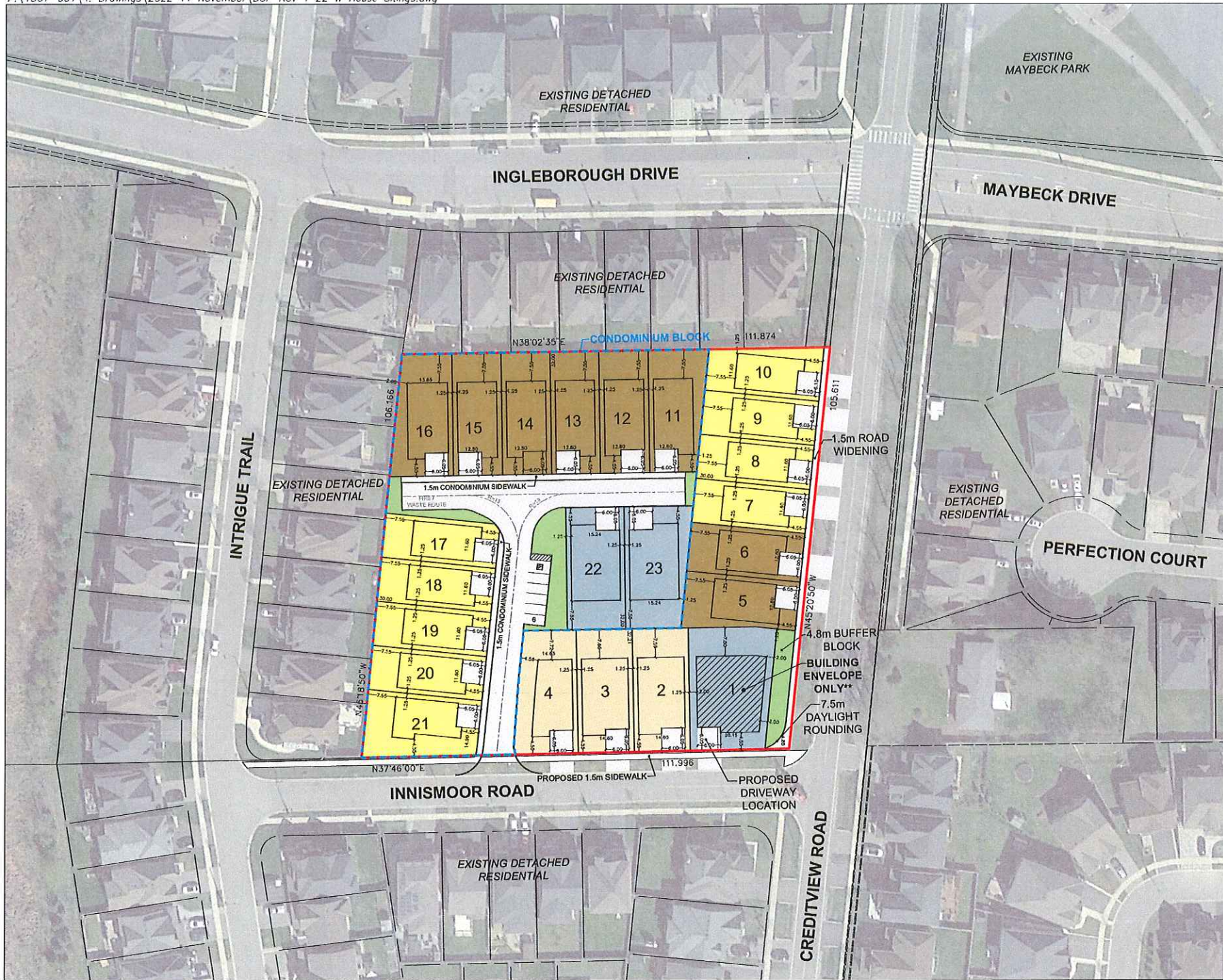
 PROPOSED BUILDING ENVELOPE
LOT 1

*PRELIMINARY DEVELOPMENT
CONCEPT PLAN FOR
DISCUSSION PURPOSES ONLY*



SCALE 1:200
OCTOBER 31, 2022

GSAI
Glen Schnarr & Associates Inc.



DEVELOPMENT CONCEPT PLAN MR. TEJINDER SINGH

9224 & 9230 CREDITVIEW ROAD
PART OF LOT 7,
CONCESSION 4, W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

DEVELOPMENT STATISTICS

| | |
|----------------------------|----------------------|
| TOTAL AREA: | 1.18ha (2.92ac) |
| CONDOMINIUM AREA: | 0.71ha (1.75ac) |
| FREEHOLD RESIDENTIAL AREA: | 0.43ha (1.08ac) |
| ROAD WIDENING AREA: | 0.02ha (0.05ac) |
| 4.8m BUFFER AREA: | 0.02ha (0.05ac) |
| RESIDENTIAL DENSITY: | 20 upnha (8.1 upnac) |

CONDOMINIUM VISITOR PARKING STATISTICS

| | |
|------------------------------|------------------|
| VISITOR PARKING REQUIRED: | 4 SPACES |
| VISITOR PARKING PROVIDED: | 6 SPACES |
| ACCESSIBLE PARKING REQUIRED: | 1 TYPE 'A' SPACE |
| ACCESSIBLE PARKING PROVIDED: | 1 TYPE 'A' SPACE |

FREEHOLD UNIT BREAKDOWN

| | |
|------------------------|----------|
| 11.60m (38') DETACHED: | 4 UNITS |
| 12.80m (42') DETACHED: | 2 UNITS |
| 14.60m (48') DETACHED: | 3 UNITS |
| 15.24m (50') DETACHED: | 1 UNIT |
| TOTAL UNITS: | 10 UNITS |

CONDOMINIUM UNIT BREAKDOWN

| | |
|------------------------|----------|
| 11.60m (38') DETACHED: | 5 UNITS |
| 12.80m (42') DETACHED: | 6 UNITS |
| 15.24m (50') DETACHED: | 2 UNITS |
| TOTAL UNITS: | 13 UNITS |

TOTAL UNIT BREAKDOWN

| | |
|------------------------|----------|
| 11.60m (38') DETACHED: | 9 UNITS |
| 12.80m (42') DETACHED: | 8 UNITS |
| 14.60m (48') DETACHED: | 3 UNITS |
| 15.24m (50') DETACHED: | 3 UNITS |
| TOTAL UNITS: | 23 UNITS |

**LOT 1 SHOWS A BUILDING ENVELOPE ONLY,
FINAL HOUSE SITING TO BE DETERMINED

*PRELIMINARY DEVELOPMENT
CONCEPT PLAN FOR
DISCUSSION PURPOSES ONLY*



SCALE 1:1000
NOVEMBER 1, 2022

GSAI
Glen Schnarr & Associates Inc.



The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION
Minor Variance or Special Permission
(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** 13172589 Canada Inc. (c/o Tejinder Singh)
Address 9224 Creditview Rd. Brampton, Ontario. ~~13172589~~ L6X 0E3

Phone # _____ **Fax #** _____
Email tejinder@rogers.com

2. **Name of Agent** Glen Schnarr & Associates Inc. (c/o Colin Chung)
Address 700-10 Kingsbridge Garden Circle, Mississauga, ON L5R 3K6

Phone # 416-459-2424 **Fax #** _____
Email colinc@gsai.ca

3. **Nature and extent of relief applied for (variances requested):**
Minimum Lot Width of 20.16 metres is proposed (45 metres is required)
Minimum front yard depth of 4.55 metres is proposed (12 metres is required)
Minimum side yard depth of 2.00 metres is proposed (7.5 metres is required)
Minimum rear yard depth of 7.71 metres is proposed (15 meters is required)
Minimum Lot Area of 0.09 Hectares is proposed (0.4 hectares is required)

4. **Why is it not possible to comply with the provisions of the by-law?**
The severed lot triggers zoning variance for the Agricultural zone since the size of the severed lot is not typical of agricultural farm properties.

5. **Legal Description of the subject land:**
Lot Number 7
Plan Number/Concession Number 43R-30530 Concession No. 4
Municipal Address 9224 Creditview Road

6. **Dimension of subject land (in metric units)**
Frontage 20.16 metres
Depth 3214 metres
Area 0.07 ha (0.17 ac)

7. **Access to the subject land is by:**
Provincial Highway ☐ **Seasonal Road** ☐
Municipal Road Maintained All Year ☒ **Other Public Road** ☐
Private Right-of-Way ☐ **Water** ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

There is an existing one-storey residential detached dwelling with approximately 2100 square feet on the Lands to be retained which will not be demolished at this time.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

one (1) ^{one}~~two~~-storey single detached dwelling approximately 14.68 metres wide, by 18.30 meters in length. Please see the attached Lot 1 citing plan for further details.
GROUND FLOOR AREA OF 2100 sq. ft.

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

| | |
|--------------------|--|
| Front yard setback | |
| Rear yard setback | |
| Side yard setback | |
| Side yard setback | |

PROPOSED

| | |
|--------------------|-------------|
| Front yard setback | 4.55 metres |
| Rear yard setback | 7.71 metres |
| Side yard setback | 2.00 metres |
| Side yard setback | 4.55 metres |

10. Date of Acquisition of subject land: August 4, 2021

11. Existing uses of subject property: residential

12. Proposed uses of subject property: residential

13. Existing uses of abutting properties: residential

14. Date of construction of all buildings & structures on subject land: Unknown

15. Length of time the existing uses of the subject property have been continued: Unknown

16. (a) What water supply is existing/proposed?

| | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |

- (b) What sewage disposal is/will be provided?

| | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |

- (c) What storm drainage system is existing/proposed?

| | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☒

No ☐

CONSENT B-2022-0013 - CONCURRENT

If answer is yes, provide details: File # OZS-2022-2013

Status In Review

18. Has a pre-consultation application been filed?

Yes ☐

No ☐

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐

No ☒

Unknown ☐

If answer is yes, provide details:

| | | |
|--------|----------|--------|
| File # | Decision | Relief |
| File # | Decision | Relief |
| File # | Decision | Relief |

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ OF _____

THIS _____ DAY OF _____, 20 _____.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Colin Chung, OF THE City OF Burlington

IN THE Region OF Halton SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City _____ OF Mississauga

IN THE Region OF _____

Peel THIS 26th DAY OF

September 2022

Signature of Applicant or Authorized Agent

Submit by Email

Laura Kim Amorim, a Commissioner of the
Province of Ontario, for
Glen Schnarr & Associates Inc.
Expires March 3, 2023.

Present Official Plan Designation:

Present Zoning By-law Classification:

Agricultural

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.



Zoning Officer

Sept 27.22

Date

DATE RECEIVED

September 27, 2022

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17



DRAFT PLAN OF SUBDIVISION
9224 & 9230 CREDITVIEW ROAD
13172589 CANADA INC.
FILE # 21T-

PART OF LOT 7, CONCESSION 4 W.H.S.,
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEI

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT
THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.

SIGNED: _____ DATE: _____
TEJINDER SINGH, ASO
13172589 CANADA INC.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS
SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE
CORRECTLY AND ACCURATELY SHOWN.

SIGNED: _____ DATE: _____
JEFFREY E. BUSMAH, OLS
VAN HARTEN SURVEYING INC.
600 RIDLER ROAD
GRANGEVILLE ON, L9W 5G5
PHONE: (519) 940-4110
WEB: www.vanharten.com

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY
CLAUSES A, B, C, D, E, F, G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

| LAND USE | LOTS / BLOCKS | AREA (ha) | AREA (ac) | UNITS |
|--|---------------|-------------|-------------|-----------|
| SINGLE DETACHED - 11.60m (38) | 7-10 | 0.14 | 0.35 | 4 |
| SINGLE DETACHED - 12.80m (42) | 5,6 | 0.09 | 0.20 | 2 |
| SINGLE DETACHED - 14.60m (48) | 1-3 | 0.14 | 0.35 | 3 |
| SINGLE DETACHED - 15.24m (50) | 4 | 0.07 | 0.17 | 1 |
| CONDOMINIUM DETACHED AND SEMI-DETACHED | 11 | 0.71 | 1.75 | 13 |
| BUFFER BLOCK | 12 | 0.01 | 0.02 | |
| ROAD WIDENING | 13 | 0.02 | 0.05 | |
| TOTAL | 13 | 1.18 | 2.91 | 23 |

NOTES
- EXISTING STRUCTURES TO BE REMOVED

B-2022-0013
A-2022-0319

